



STANFORDS

Cordwell Road, Hither Green

Guide Price £350,000



This well-located two-bedroom flat offers a bright and comfortable setting, ideal for anyone seeking practical living with good connections. Set close to Hither Green station, it benefits from an easy commute and a calm residential feel, with generous natural light and a layout that's straightforward to enjoy day to day.

Inside, the flat features a welcoming living area and a functional kitchen, with plenty of scope to update or add personal touches over time. Both bedrooms are sensibly sized and easy to furnish, while the bathroom is neatly arranged and well suited to everyday use.

The surrounding area has a strong community atmosphere, with Hither Green station just a five-minute walk away and Lewisham DLR around twenty minutes on foot, making travel into central London straightforward. Blackheath Village is close by for cafés, independent shops, and weekend strolls, and you'll find several green spaces—including Manor House Gardens, Manor Park, and Mountsfield Park—within easy reach. A choice of day nurseries and schools within walking distance further adds to the convenience of the location. Free gated parking.

Council Tax band: B

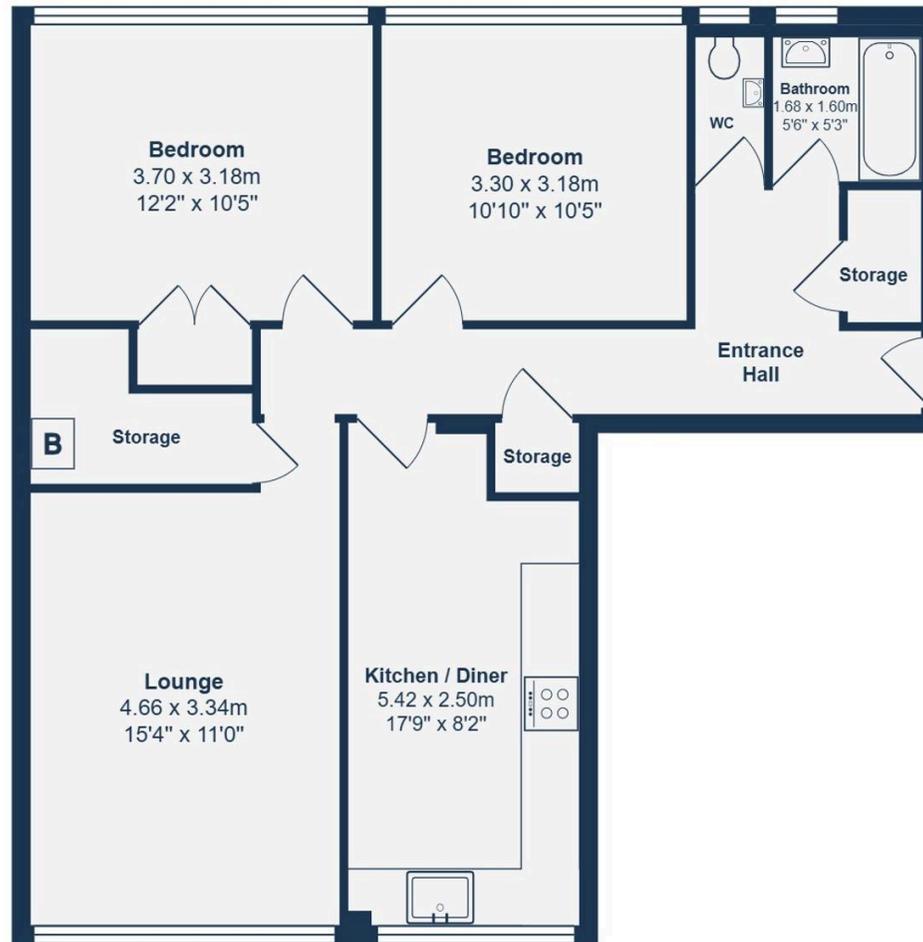
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- **2 Bedrooms**
- **Hither Green Station 5 min Walk Away**
- **Location Is Convenient**
- **Kitchen/Diner**
- **Total Area - 797sqft**





Second Floor

Total Area: 74.0 m² ... 797 ft²

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.



SECOND FLOOR

Lounge

15' 3" x 10' 11" (4.66m x 3.34m)

Pendant light, double-glazed windows, shelving, radiator, wood floor.

Kitchen/Diner

17' 9" x 8' 2" (5.42m x 2.50m)

Spotlights, double-glazed windows, sleek fitted counter tops, shelving, ceramic basin with mixer tap, oven and hob with extractor fan, splashback tiling, radiator, wood floor.

Bedroom

12' 2" x 10' 5" (3.70m x 3.18m)

Pendant light, double-glazed windows, built-in storage, wood floor.

Bedroom

10' 10" x 10' 5" (3.30m x 3.18m)

Pendant light, double-glazed windows, radiator, storage shelving, wood floor.

W/C

Pendant light, double-glazed window, half tile walls, hidden cistern toilet with wall-mounted basin and mixer tap, tile floor.

Bathroom

5' 6" x 5' 3" (1.68m x 1.60m)

Pendant light, double-glazed window, tiled walls, ceramic basin with underneath storage and mixer tap, bath tub with mixer tap and wall-mounted shower head, tile floor.



